

THORN TOWNSHIP ZONING COMMISSION

Zoning Members Present: Brad Blain
Mark Huggins
Joe Blaine
Wayne Gniewkowski
Ed Corns, Zoning Inspector
Deborah Morgan, Zoning Secretary

Guests Present: Todd Brune

Meeting: Date: 02/10/2020
Time: 6:00 p.m.
Location: Thorn Township Building

Regular Monthly Meeting

The Thorn Township Zoning Commission Regular Meeting was called to order by Chairperson Joe Blaine at 6:00 p.m. Roll call was taken and all members were present.

The Minutes of the January 2020 regular Zoning Commission Meeting were distributed. Wayne Gniewkowski moved to approve the minutes as presented, Brad Blain seconded the motion. Roll call was taken and the motion passed by a unanimous vote of members present.

Open Items for Discussion

Chairman Joe Blaine invited Todd Brune to the meeting to speak on his knowledge and experience of past PRD's (Planned Residential Development). Items that Mr. Brune discussed were acreage, greenspace, roads, channels, buildable land, density issues, impact fees, infrastructure fees, and interjecting commercial within a project. Mr. Brune stated that the deadline to start a PRD project after approval is one (1) year. Zoning Inspector Ed Corns clarified that it is actually two (2) years rather than one (1). Inspector Corns also informed the Board that per the zoning attorney our current zoning language does not allow impact/infrastructure fees within a PRD. Inspector Corns also informed the Board that the developers that were present at the last zoning meeting are currently reassessing their options and at this time they may not request a PRD. There was a brief discussion on the possibility of adding language dealing with impact fees in the current PRD language. Inspector Corns suggested that impact fees be assessed upfront of a project, this would help eliminate assessing on each build.

Zoning Inspector Corns requested that a public hearing be scheduled directly ahead of our next zoning meeting to hear comments on an addition of language to the Township Zoning Regulations. Inspector Corns stated that new zoning software has been purchased and with this new software zoning permits can be issued electronically, with this new availability, language will need to be added to the current resolution dealing with the new online application process. Inspector Corns read the proposed language to be added which is as follows: *Article IV.2 – Application for Zoning Certificate – An application for a zoning certificate shall be submitted electronically to the Zoning Inspector through the Township website. By submitting the application electronically, the applicant attests they have the authority to request a zoning certificate and further attests that all of the information contained in the application is true and accurate.* Joe Blaine moved to hold a public hearing on the addition of the new verbiage and it to be held at the next regular zoning meeting on 03/10/2020 at 6:00 p.m., Wayne Gniewkowski seconded the motion. The motion passed by a unanimous vote of members present.

Zoning Inspector Corns reported that there were 45 permits issued in 2019, there were two (2) pending violations and as of 01/31/2020 one of those violations has been resolved. In January of this year (2020) there were five (5) permits; 1 accessory building on Twp. Rd. 15, two (2) sign permits, one (1) new home on Shoreline Drive, 1 accessory building on South Shore, and one (1) lot split on Twp. Rd. 83.

Inspector Corns wanted to clarify some previous comments concerning the property located at St. Rt. 204 and St. Rt. 13, Inspector Corns stated that he feels everything with this property that was done in regards to zoning fell within the current Comprehensive Plan for Thorn Township.

After no further business, the meeting was adjourned at 6:40 p.m.

Joe Blaine, Chairman

Deborah Morgan, Secretary